



COMMERCIAL REALTY SOLUTIONS

**For Lease
Retail Space**



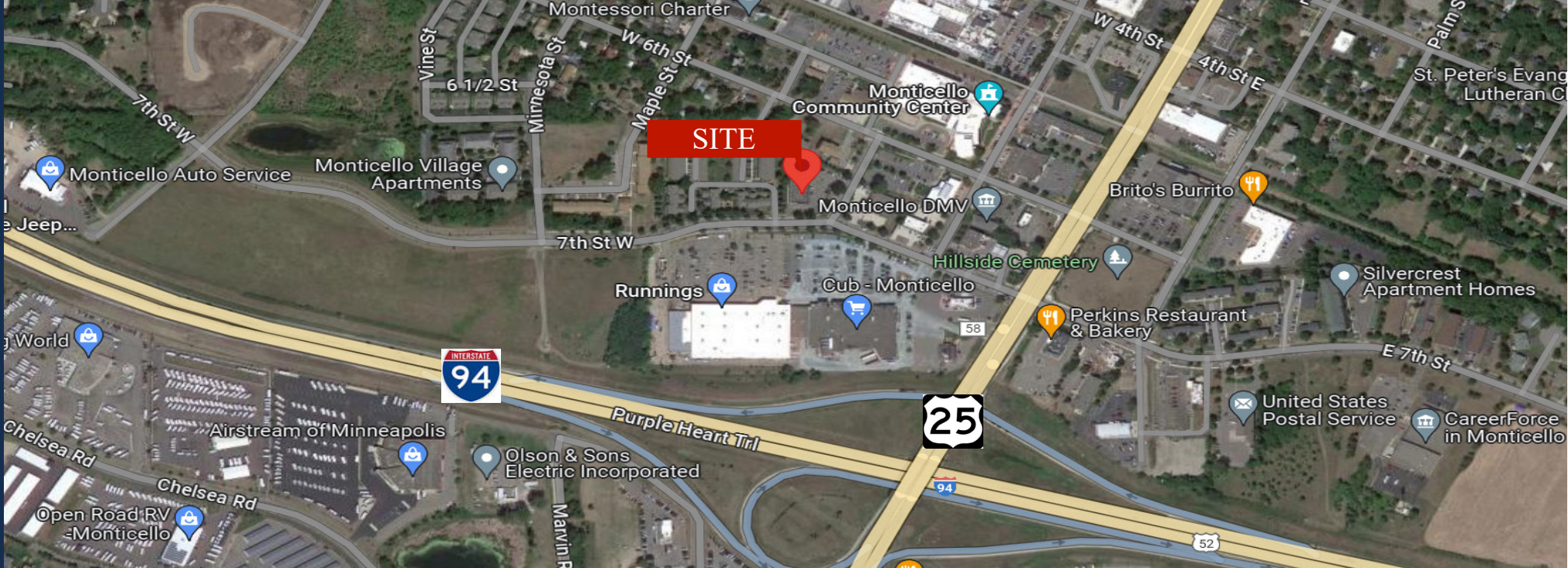
MONTICELLO RETAIL SPACE

Lease Rate: \$12.00 - \$14.00/psf NNN

Building: 8,100/sf - Available: 1,545/sf, and 1,415/sf

611-617 Locust Street, Monticello, MN 55362

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PROPERTY LOCATION

- * East Access to Both I-94 & Highway 25
- * North of I-94
- * West of Highway 25
- * Businesses in Area Include:
Cub Foods, Runnings, Rancho Grande, Holiday Station,
Perkins, Monticello City Hall, Wells Fargo and more.

TRAFFIC COUNTS - 2024

- * I-94 - 57,000 VPD
- * Highway 25 - 32,000 VPD
- * 7th Street - 6,100 VPD



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PROPERTY OVERVIEW

Lease Rate

\$12.00 - \$14.00/psf NNN

Operating Expenses	\$9.17/psf
Building Size	8,100/sf
Available	611 - 1,545/sf 617 - 1,415/sf (Minimum Divisible 1,415/sf)
Built	2000
Wright County	PID 155-010-007020
2025 Taxes	\$30,832.00
Zoned	Business



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INTERIOR - 611 Space



PROPERTY INFORMATION

- * Space 611 - 1,545/sf
- * Shared Restroom
- * Building Full Sprinkled
- * Front & Rear Entrances
- * Signage on Building
- * Multi-Tenant Building
- * City Fiber Optics Network Providing High Speed Internet, Phone & Cable

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INTERIOR - 617 Space

PROPERTY INFORMATION

- * Space 617 - 1,415/sf
- * Shared Restroom
- * Building Full Sprinkled
- * Front & Rear Entrances
- * Signage on Building
- * Multi-Tenant Building
- * City Fiber Optics Network Providing High Speed Internet, Phone & Cable



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